



Halifax Crescent, Blenheim Park. SCULTHORPE.

NR21 7PS.

Offers sought in the region of
£250,000

Freehold

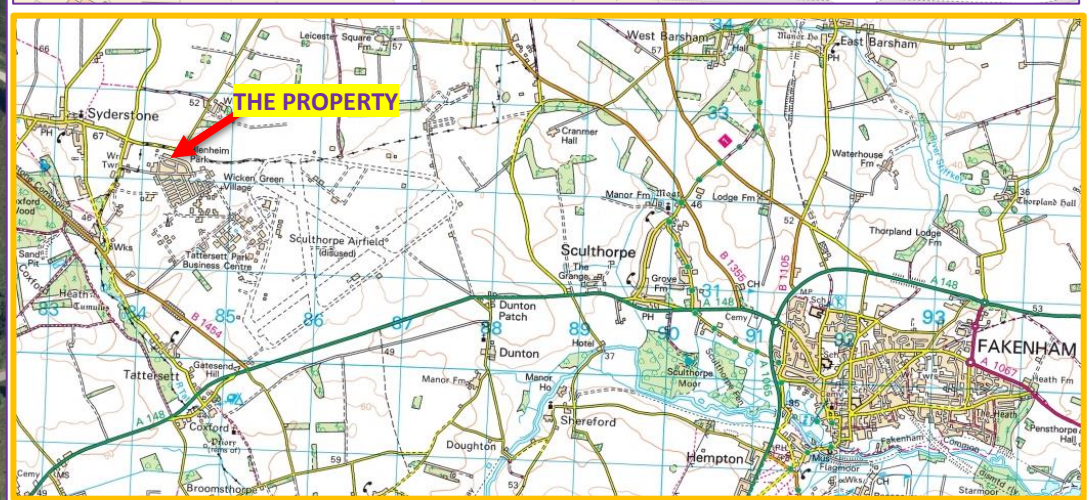
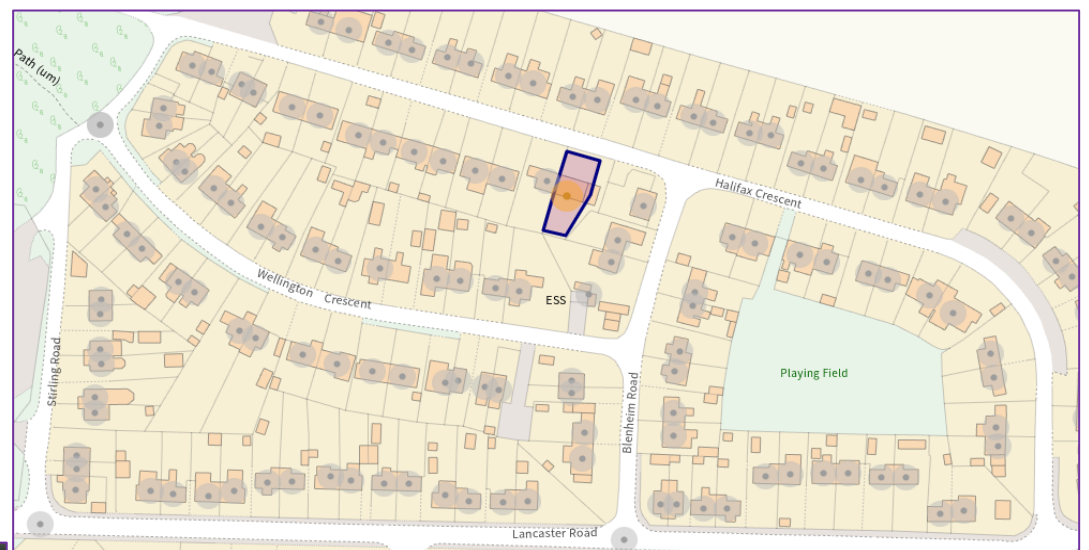
Deceptively spacious, semi-detached House with centrally heated and double glazed 2/3 bedroom accommodation, (including a small potential Annexe suitable for elderly relative or teenager), ample parking space and well enclosed, South-facing garden.

The property is set in an established development within easy walking distance of open farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.148 Kings Lynn road, and turn right at 5 miles, by the "Cock & Pullett" premises, as signposted Docking and Hunstanton. Take the second turning on the right, as signposted Syderstone, bear right at the fork, and turn right into Blenheim Park. Follow Lancaster Road past the village Primary School, and turn immediately left into Stirling Road. Bear right at the end of the road into Halifax Crescent, and the property is on the right as marked by a for sale board.

Location: Blenheim Park is an established development, on the edge of the now decommissioned Sculthorpe military air base. There is a Primary School on the development and open farmland and Syderstone Common is within walking distance. About a mile to the West is the village of Syderstone where there is a Church and Village Hall (with Post Office on Wednesday & Friday mornings). There is a Club called The Green Park Centre (with bar, food, bingo hall, hire, etc) on the neighbouring Wicken Green site. The Market Town of Fakenham is 7 miles distant, and Kings Lynn with its direct rail link to London (Kings Cross) is 15 miles distant.

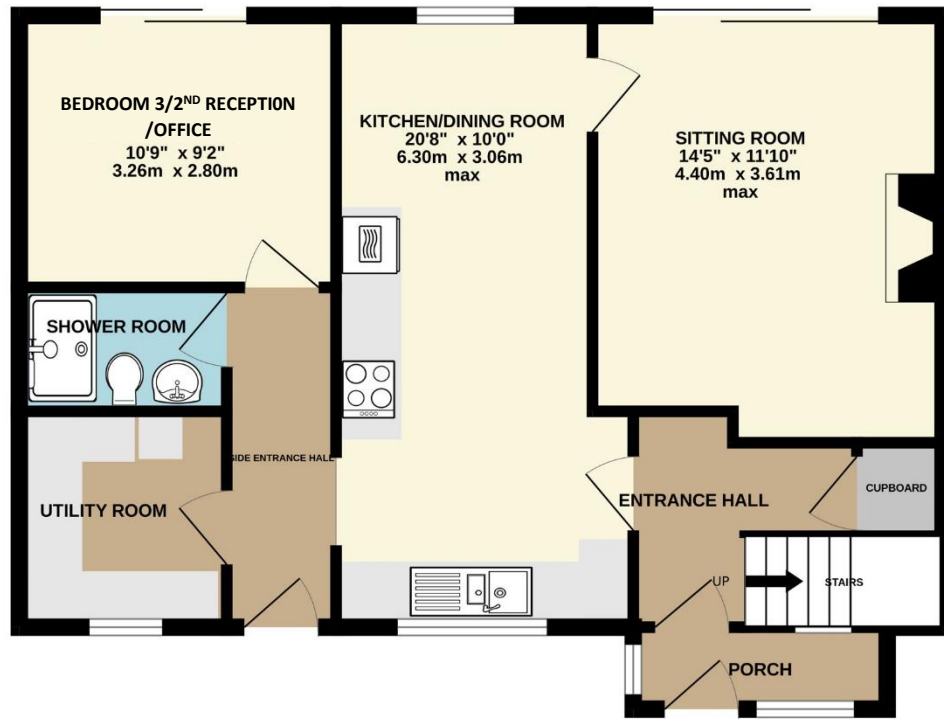


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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EPC: D



Ground Floor: Half double glazed door to;

Enclosed Entrance Porch: Part laminate floor. Vertical blind. Glazed door to;

Entrance Hall: Understairs cupboard. Laminate floor. Telephone point. Glazed door to;

Kitchen/Dining room: 20'8" x 10'0", (6.3m x 3.1m). 1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted 'marble effect' work surface with cupboards, appliance space and plumbing for dishwasher under. "Lamona" 4 ring electric hob unit. Built-in "Belling" double oven with drawers under and cupboard over. Matching range of wall mounted cupboard units with concealed lighting under. Ceiling recessed spotlights. Laminate floor. Vertical window blind to rear. Door to;

Sitting room: 14'5" x 11'10", (4.4m x 3.6m) max. Open brick fireplace with tiled hearth and timber mantle shelf. Fitted display shelves. Laminate floor. Dimmer switch. Double glazed sliding patio doors to South-facing rear garden.

Side Entrance Hall: with half double glazed door, and laminate floor.

Utility room: Marble effect work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Matching range of wall cupboards and tall cupboard unit. Extractor fan. USB power points. Laminate floor.

Shower room: Fully tiled shower cubicle with "Triton" fitting, and glass screen. Low level WC. Hand basin with mixer tap, tiled splashback, and cupboard under. Electrically heated towel rail. Extractor fan. Laminate floor.

Bedroom 3/2nd Reception room/Office: 10'9" x 9'2", (3.3m x 2.8m). TV point. USB power points. Laminate floor. Twin double glazed sliding patio doors to rear, South-facing garden.

Note: The foregoing utility room, shower room and study/bedroom can be accessed from their own entrance, thus providing a small annexe suitable for an elderly relative or teenager.

First Floor:

Landing: Built-in shelved cupboard. Vertical window blind.

Bedroom 1: 14'5" x 10'8", (4.4m x 3.3m). Extensive range of 2 double wardrobe cupboards with louvered doors, and fitted dressing table, with matching cupboards over.

Bedroom 2: 11'9" x 9'10", (3.6m x 3.0m). Built-in double wardrobe cupboard with fitted hanging rail, and cupboard over. Built-in airing cupboard with lagged copper hot water cylinder, fitted immersion heater and fitted shelf.

Fully tiled Bathroom: White suite of panelled bath. Shower cubicle with "Triton" fitting. Low level WC. Pedestal hand basin. Hatch to roof space. Roller blind.

Outside: To the front of the property is a wide gravelled area offering **ample off street parking**. A brick driveway offering further parking space leads to a **covered area, 12'0" x 8'10", (3.7m x 2.7m)**, with door to **Store, 10'4" x 9'3", (3.1m x 2.8m) ave**, with electric light.

To the rear of the property is a very well enclosed, South-facing garden, laid mainly to lawn with gravelled areas, a paved patio and attractive shrub beds.

Outside oil fired central heating boiler, (just over 1 year old). Oil storage tank.

Services: Mains water, electricity and an Estate drainage system are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** A.

Note: A payment of about £120 per year is due to the Blenheim Park Management Company for road maintenance, street lighting, and upkeep of communal areas.

